HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ontario Region

Date Released: First Quarter 2017

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2016		
Ontario	November 2016	December 2016
Trend[1], urban centres[2]	72,427	71,096
SAAR, urban centres[2]	55,960	76,890
	December 2015	December 2016
Actual, urban centres[2]		
December - Single-Detached	2,123	2,638
December - Multiples	2,181	3,789
December - Total	4,304	6,427
January to December - Single-Detached	23,447	27,191
January to December - Multiples	44,845	44,672
January to December - Total	68,292	71,863

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region
Fourth Quarter 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2016	7,954	506	2,705	25	662	5,829	129	1,072	926	19,812
Q4 2015	6,989	578	2,799	57	509	5,606	33	1,813	644	19,036
% Change	13.8	-12.5	-3.4	-56.1	30.1	4.0	**	-40.9	43.8	4.1
Year-to-date 2016	27,113	2,216	9,819	73	1,743	23,524	437	6,930	3,089	74,952
Year-to-date 2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
% Change	16.2	16.0	15.8	-32.4	-18.1	-8.4	72.0	8.5	65.7	6.8
UNDER CONSTRUCTION										
Q4 2016	20,756	1,884	10,365	56	2,118	50,808	454	11,945	1,809	100,199
Q4 2015	17,198	1,736	8,128	76	2,640	49,618	434	10,544	1,243	91,625
% Change	20.7	8.5	27.5	-26.3	-19.8	2.4	4.6	13.3	45.5	9.4
COMPLETIONS										
Q4 2016	6,540	602	1,562	26	509	5,891	76	1,793	783	17,782
Q4 2015	5,808	426	1,431	19	502	4,686	60	1,229	545	14,706
% Change	12.6	41.3	9.2	36.8	1.4	25.7	26.7	45.9	43.7	20.9
Year-to-date 2016	23,491	2,016	7,271	88	2,306	20,705	429	6,976	2,624	65,926
Year-to-date 2015	19,881	2,021	6,289	127	1,616	36,768	322	5,030	2,293	74,347
% Change	18.2	-0.2	15.6	-30.7	42.7	-43.7	33.2	38.7	14.4	-11.3
COMPLETED & NOT ABSORBED										
Q4 2016	1,109	182	570	10	177	1,759	n/a	n/a	n/a	3,807
Q4 2015	1,211	118	487	24	243	2,679	n/a	n/a	n/a	4,762
% Change	-8.4	54.2	17.0	-58.3	-27.2	-34.3	n/a	n/a	n/a	-20.1
ABSORBED										
Q4 2016	5,648	500	1,467	31	535	5,730	n/a	n/a	n/a	13,911
Q4 2015	5,206	357	1,322	20	523	4,583	n/a	n/a	n/a	12,011
% Change	8.5	40.1	11.0	55.0	2.3	25.0	n/a	n/a	n/a	15.8
Year-to-date 2016	20,856	1,706	6,802	101	2,250	21,387	n/a	n/a	n/a	53,102
Year-to-date 2015	18,201	1,868	5,743	124	1,417	35,381	n/a	n/a	n/a	62,734
% Change	14.6	-8.7	18.4	-18.5	58.8	-39.6	n/a	n/a	n/a	-15.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ontario Region 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	27,113	2,216	9,819	73	1,743	23,524	437	6,930	3,089	74,952
% Change	16.2	16.0	15.8	-32.4	-18.1	-8.4	72.0	8.5	65.7	6.8
2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
% Change	10.2	-23.7	15.0	-34.5	2.0	44.3	2.0	33.0	-37.3	18.6
2014	21,184	2,506	7,374	165	2,087	17,793	249	4,804	2,972	59,134
% Change	0.2	-16.6	3.2	10.7	10.3	-16.8	26.4	30.2	20.3	-3.2
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Barrie	150	255	0	0	42	49	20	180	212	484	-56.2
Brantford	30	42	4	4	29	60	3	152	66	258	-74.4
Greater Sudbury	42	46	2	16	4	18	35	9	83	89	-6.7
Guelph	65	56	20	2	95	108	16	133	196	299	-34.4
Hamilton	275	228	0	4	346	215	583	271	1,204	718	67.7
Kingston	93	88	0	2	45	9	4	36	142	135	5.2
Kitchener	376	292	12	12	159	219	726	247	1,273	770	65.3
London	370	303	20	8	113	122	328	9	831	442	88.0
Oshawa	157	376	4	0	249	138	106	264	516	778	-33.7
Ottawa	595	674	66	54	476	464	360	408	1,497	1,600	-6.4
Peterborough	72	79	2	0	19	22	4	0	97	101	-4.0
St. Catharines-Niagara	359	311	18	16	68	87	6	3	451	417	8.2
Thunder Bay	32	42	2	2	4	0	0	10	38	54	-29.6
Toronto	3,873	3,061	212	336	1,399	1,515	4,448	5,652	9,932	10,564	-6.0
Windsor	192	218	42	28	59	49	18	0	311	295	5.4
Centres 50,000 - 99,999											
Belleville	106	58	6	12	33	40	0	3	145	113	28.3
Chatham-Kent	26	25	2	4	0	0	0	0	28	29	-3.4
Cornwall	17	24	22	12	0	0	0	29	39	65	-40.0
Kawartha Lakes	82	43	0	0	0	4	0	0	82	47	74.5
Norfolk	119	98	12	10	12	12	0	0	143	120	19.2
North Bay	25	28	2	4	0	0	0	0	27	32	-15.6
Sarnia	47	53	4	0	14	6	0	0	65	59	10.2
Sault Ste. Marie	11	9	6	4	0	0	0	85	17	98	-82.7

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	12	8	0	6	6	0	0	8	18	22	-18.2
Brighton	27	0	2	0	6	0	0	0	35	0	n/a
Brock	3	4	0	0	0	0	0	0	3	4	-25.0
Brockville	9	7	0	0	0	0	0	4	9	11	-18.2
Centre Wellington	55	8	0	0	13	0	0	0	68	8	**
Cobourg	11	26	0	2	13	0	0	0	24	28	-14.3
Collingwood	25	21	6	0	60	10	0	4	91	35	160.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	7	9	0	0	0	0	0	0	7	9	-22.2
Essex	3	3	0	0	7	0	0	0	10	3	**
Gravenhurst	13	12	2	0	0	0	0	0	15	12	25.0
Greater Napanee	29	10	0	6	0	0	0	0	29	16	81.3
Haldimand County	88	17	0	8	15	6	24	24	127	55	130.9
Hawkesbury	0	0	2	2	0	0	0	0	2	2	0.0
Huntsville	27	19	0	0	17	0	164	0	208	19	**
Ingersoll	27	17	4	2	0	12	0	0	31	31	0.0
Kenora	2	27	0	0	0	0	0	0	2	27	-92.6
Kincardine	15	0	6	0	0	0	0	0	21	0	n/a
Lambton Shores	23	6	0	0	0	0	0	0	23	6	**
Leamington	30	42	0	0	12	0	0	0	42	42	0.0
Meaford	7	13	0	0	8	12	0	0	15	25	-40.0
Midland	33	41	8	0	22	0	0	0	63	41	53.7
Mississippi Mills	19	49	0	10	4	0	0	0	23	59	-61.0
North Grenville	68	16	26	2	7	4	0	0	101	22	**
North Perth	13	13	4	0	6	4	0	8	23	25	-8.0
Orillia	43	24	0	0	18	6	7	0	68	30	126.7
Owen Sound	19	11	0	0	0	0	0	0	19	11	72.7
Pembroke	6	12	2	4	0	0	0	12	8	28	-71.4
Petawawa	14	47	0	2	6	3	0	0	20	52	-61.5
Port Hope	21	0	0	0	0	0	0	0	21	0	n/a
Prince Edward County	30	17	0	2	0	0	3	0	33	19	73.7
Saugeen Shores	17	0	4	0	15	0	0	0	36	0	n/a
Scugog	7	10	0	0	0	0	0	0	7	10	-30.0
Stratford	27	0	0	0	24	0	20	0	71	0	n/a
Temiskaming Shores	4	6	0	0	0	0	0	0	4	6	-33.3
The Nation	22	0	0	0	4	0	40	0	66	0	n/a
Tillsonburg	32	14	0	2	6	0	0	0	38	16	137.5
Timmins	6	2	0	0	10	0	0	0	16	2	**
Trent Hills	27	19	0	0	0	0	0	0	27	19	42.1
Wasaga Beach	36	35	0	8	22	0	0	0	58	43	34.9
West Grey	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	5	7	0	2	0	0	0	0	5	9	-44.4
Woodstock	4	66	0	0	0	0	0	12	4	78	-94.9
Total Ontario (10,000+)	7,980	7,047	524	588	3,467	3,194	6,915	7,563	18,886	18,392	2.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Barrie	686	695	10	10	223	131	804	180	1,723	1,016	69.6
Brantford	210	265	14	16	92	203	15	305	331	789	-58.0
Greater Sudbury	158	152	16	30	45	42	70	23	289	247	17.0
Guelph	249	343	36	24	259	354	517	420	1,061	1,141	-7.0
Hamilton	827	1,122	110	24	1,099	539	1,233	369	3,269	2,054	59.2
Kingston	300	275	4	14	93	53	15	313	412	655	-37.1
Kitchener	1,392	995	66	40	442	627	2,174	1,550	4,074	3,212	26.8
London	1,425	1,046	44	23	409	440	1,238	595	3,116	2,104	48.1
Oshawa	945	1,418	56	20	719	412	771	737	2,491	2,587	-3.7
Ottawa	1,990	1,992	234	199	1,799	1,326	1,275	1,455	5,298	4,972	6.6
Peterborough	324	296	2	2	40	55	129	12	495	365	35.6
St. Catharines-Niagara	1,438	1,002	128	112	311	364	80	259	1,957	1,737	12.7
Thunder Bay	139	164	8	19	12	10	24	49	183	242	-24.4
Toronto	11,884	10,223	898	1,106	4,925	5,133	21,320	25,825	39,027	42,287	-7.7
Windsor	804	709	184	102	203	128	75	71	1,266	1,010	25.3
Centres 50,000 - 99,999											
Belleville	360	213	42	17	120	93	0	3	522	326	60.1
Chatham-Kent	91	95	12	12	16	11	0	0	119	118	0.8
Cornwall	90	80	84	23	9	0	34	47	217	150	44.7
Kawartha Lakes	305	179	0	0	0	33	0	0	305	212	43.9
Norfolk	262	216	24	24	46	35	70	0	402	275	46.2
North Bay	51	60	6	6	4	0	9	3	70	69	1.4
Sarnia	168	177	16	0	30	6	0	0	214	183	16.9
Sault Ste. Marie	50	58	8	8	23	7	18	85	99	158	-37.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	30	23	8	6	17	13	0	8	55	50	10.0
Brighton	88	41	4	10	6	0	0	0	98	51	92.2
Brock	11	19	0	6	0	0	0	0	11	25	-56.0
Brockville	43	32	2	0	0	0	7	16	52	48	8.3
Centre Wellington	197	24	8	0	74	0	111	24	390	48	**
Cobourg	43	47	16	4	19	0	0	0	78	51	52.9
Collingwood	79	89	32	4	103	26	93	130	307	249	23.3
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	37	13	0	0	0	0	0	3	37	16	131.3
Essex	38	14	0	0	7	4	0	0	45	18	150.0
Gravenhurst	42	32	6	0	0	0	0	0	48	32	50.0
Greater Napanee	40	21	0	6	0	4	0	0	40	31	29.0
Haldimand County	137	61	4	14	18	18	30	24	189	117	61.5
Hawkesbury	0	0	4	2	0	3	12	0	16	5	**
Huntsville	76	49	4	0	26	5	177	8	283	62	**
Ingersoll	80	31	14	4	4	12	0	0	98	47	108.5
Kenora	26	31	0	0	0	0	0	0	26	31	-16.1
Kincardine	69	8	6	0	0	4	0	0	75	12	**
Lambton Shores	48	36	0	0	4	0	0	0	52	36	44.4
Leamington	141	81	24	12	29	2	4	2	198	97	104.1
Meaford	31	21	0	0	22	12	2	0	55	33	66.7
Midland	135	103	14	2	40	16	0	0	189	121	56.2
Mississippi Mills	83	70	20	12	21	24	1	1	125	107	16.8
North Grenville	99	122	32	12	19	27	0	0	150	161	-6.8
North Perth	66	24	10	0	27	8	16	12	119	44	170.5
Orillia	140	78	0	0	44	48	196	0	380	126	**
Owen Sound	47	25	0	0	0	0	0	0	47	25	88.0
Pembroke	27	26	2	6	0	0	16	12	45	44	2.3
Petawawa	56	47	0	2	23	3	0	0	79	52	51.9
Port Hope	77	38	0	0	0	8	0	0	77	46	67.4
Prince Edward County	96	63	0	6	6	3	3	0	105	72	45.8
Saugeen Shores	102	21	10	0	24	3	16	0	152	24	**
Scugog	14	20	0	0	0	0	0	0	14	20	-30.0
Stratford	107	38	20	0	55	22	80	4	262	64	**
Temiskaming Shores	28	10	0	0	0	0	0	0	28	10	180.0
The Nation	37	26	4	0	4	0	40	0	85	26	**
Tillsonburg	135	21	0	2	6	0	0	0	141	23	**
Timmins	13	17	0	0	10	0	0	8	23	25	-8.0
Trent Hills	83	28	0	0	3	0	0	0	86	28	**
Wasaga Beach	172	103	10	26	54	40	0	0	236	169	39.6
West Grey	0	1	0	0	0	0	0	0	0	1	-100.0
West Nipissing	24	24	6	4	0	0	0	0	30	28	7.1
Woodstock	245	94	18	2	21	0	112	12	396	108	**
Total Ontario (10,000+)	27,191	23,447	2,280	1,973	11,605	10,307	30,787	32,565	71,863	68,292	5.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Fourth Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Barrie	42	49	0	0	19	104	1	76
Brantford	29	60	0	0	0	152	3	0
Greater Sudbury	4	14	0	4	0	0	35	9
Guelph	95	108	0	0	16	133	0	0
Hamilton	346	215	0	0	583	271	0	0
Kingston	45	9	0	0	0	0	4	36
Kitchener	159	219	0	0	27	138	699	109
London	75	122	38	0	226	9	102	0
Oshawa	249	138	0	0	92	0	14	264
Ottawa	458	458	18	6	190	28	170	380
Peterborough	19	22	0	0	0	0	4	0
St. Catharines-Niagara	68	87	0	0	6	3	0	0
Thunder Bay	0	0	4	0	0	0	0	2
Toronto	1,369	1,497	30	18	4,448	4,850	0	802
Windsor	59	49	0	0	6	0	12	0
Centres 50,000 - 99,999								
Belleville	33	40	0	0	0	0	0	3
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	0	0	0	0	10	0	19
Kawartha Lakes	0	4	0	0	0	0	0	0
Norfolk	12	12	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	6	14	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	85

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 10,000 - 49,999								
Bracebridge	6	0	0	0	0	0	0	8
Brighton	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	4
Centre Wellington	13	0	0	0	0	0	0	0
Cobourg	13	0	0	0	0	0	0	0
Collingwood	60	10	0	0	0	0	0	4
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	7	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	15	6	0	0	24	24	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	17	0	0	0	162	0	2	0
Ingersoll	0	12	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	12	0	0	0	0	0	0	0
Meaford	0	12	8	0	0	0	0	0
Midland	22	0	0	0	0	0	0	0
Mississippi Mills	4	0	0	0	0	0	0	0
North Grenville	7	4	0	0	0	0	0	0
North Perth	6	4	0	0	0	8	0	0
Orillia	18	6	0	0	1	0	6	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	12
Petawawa	6	3	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	3	0	0	0
Saugeen Shores	15	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	24	0	0	0	0	0	20	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	4	0	0	0	40	0	0	0
Tillsonburg	6	0	0	0	0	0	0	0
Timmins	0	0	10	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	22	0	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	12	0	0
Total Ontario (10,000+)	3,345	3,166	122	28	5,843	5,742	1,072	1,813

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	223	131	0	0	799	104	5	76
Brantford	92	203	0	0	12	152	3	153
Greater Sudbury	14	38	31	4	0	2	70	21
Guelph	259	354	0	0	295	228	222	192
Hamilton	1,099	539	0	0	1,005	369	228	0
Kingston	93	45	0	8	0	41	15	272
Kitchener	442	616	0	11	650	605	1,524	945
London	323	341	82	99	442	209	796	386
Oshawa	719	412	0	0	520	132	251	605
Ottawa	1,711	1,317	88	9	632	792	643	663
Peterborough	40	55	0	0	44	0	85	12
St. Catharines-Niagara	308	356	3	8	53	206	27	53
Thunder Bay	4	10	8	0	0	2	24	39
Toronto	4,809	5,070	116	63	18,769	23,046	2,551	2,779
Windsor	203	128	0	0	60	65	15	6
Centres 50,000 - 99,999								
Belleville	112	93	8	0	0	0	0	3
Chatham-Kent	16	11	0	0	0	0	0	0
Cornwall	9	0	0	0	12	18	22	29
Kawartha Lakes	0	33	0	0	0	0	0	0
Norfolk	46	35	0	0	0	0	70	0
North Bay	0	0	4	0	0	0	9	3
Sarnia	16	6	14	0	0	0	0	0
Sault Ste. Marie	9	7	14	0	0	0	18	85

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	17	13	0	0	0	0	0	8
Brighton	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	3	12	4	4
Centre Wellington	74	0	0	0	111	0	0	24
Cobourg	19	0	0	0	0	0	0	0
Collingwood	103	26	0	0	48	126	45	4
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	3
Essex	7	4	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	18	18	0	0	24	24	6	0
Hawkesbury	0	0	0	3	0	0	12	0
Huntsville	26	5	0	0	174	8	3	0
Ingersoll	4	12	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	4	0	0	0	0	0	0
Lambton Shores	0	0	4	0	0	0	0	0
Leamington	29	2	0	0	0	2	4	0
Meaford	14	12	8	0	0	0	2	0
Midland	40	16	0	0	0	0	0	0
Mississippi Mills	21	24	0	0	1	0	0	1
North Grenville	19	27	0	0	0	0	0	0
North Perth	27	8	0	0	4	8	12	4
Orillia	44	48	0	0	90	0	106	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	16	12
Petawawa	23	3	0	0	0	0	0	0
Port Hope	0	8	0	0	0	0	0	0
Prince Edward County	6	3	0	0	3	0	0	0
Saugeen Shores	24	3	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	55	22	0	0	60	4	20	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	4	0	0	0	40	0	0	0
Tillsonburg	6	0	0	0	0	0	0	0
Timmins	0	0	10	0	0	0	0	8
Trent Hills	3	0	0	0	0	0	0	0
Wasaga Beach	54	40	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	21	0	0	0	6	12	106	0
Total Ontario (10,000+)	11,211	10,098	390	209	23,857	26,167	6,930	6,390

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Barrie	159	255	52	153	1	76	212	484
Brantford	63	99	0	159	3	0	66	258
Greater Sudbury	44	62	4	14	35	13	83	89
Guelph	147	121	49	178	0	0	196	299
Hamilton	602	462	602	256	0	0	1,204	718
Kingston	138	99	0	0	4	36	142	135
Kitchener	414	457	160	204	699	109	1,273	770
London	382	375	304	67	141	0	831	442
Oshawa	229	471	271	43	16	264	516	778
Ottawa	1,095	1,174	210	36	192	390	1,497	1,600
Peterborough	84	96	9	5	4	0	97	101
St. Catharines-Niagara	442	400	9	16	0	1	451	417
Thunder Bay	34	44	0	0	4	2	38	54
Toronto	5,431	4,768	4,471	4,976	30	820	9,932	10,564
Windsor	293	295	6	0	12	0	311	295
Centres 50,000 - 99,999								
Belleville	145	110	0	0	0	3	145	113
Chatham-Kent	28	29	0	0	0	0	28	29
Cornwall	39	36	0	10	0	19	39	65
Kawartha Lakes	82	46	0	1	0	0	82	47
Norfolk	136	120	7	0	0	0	143	120
North Bay	27	32	0	0	0	0	27	32
Sarnia	51	59	0	0	14	0	65	59
Sault Ste. Marie	17	13	0	0	0	85	17	98

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 10,000 - 49,999								
Bracebridge	18	14	0	0	0	8	18	22
Brighton	35	0	0	0	0	0	35	0
Brock	3	4	0	0	0	0	3	4
Brockville	9	7	0	0	0	4	9	11
Centre Wellington	55	8	13	0	0	0	68	8
Cobourg	24	28	0	0	0	0	24	28
Collingwood	34	21	57	10	0	4	91	35
Elliot Lake	0	0	0	0	0	0	0	0
Erin	7	9	0	0	0	0	7	9
Essex	10	3	0	0	0	0	10	3
Gravenhurst	15	12	0	0	0	0	15	12
Greater Napanee	29	16	0	0	0	0	29	16
Haldimand County	96	31	31	24	0	0	127	55
Hawkesbury	2	2	0	0	0	0	2	2
Huntsville	27	19	179	0	2	0	208	19
Ingersoll	31	25	0	6	0	0	31	31
Kenora	2	27	0	0	0	0	2	27
Kincardine	21	0	0	0	0	0	21	0
Lambton Shores	23	6	0	0	0	0	23	6
Leamington	42	42	0	0	0	0	42	42
Meaford	7	25	0	0	8	0	15	25
Midland	51	41	12	0	0	0	63	41
Mississippi Mills	23	59	0	0	0	0	23	59
North Grenville	101	22	0	0	0	0	101	22
North Perth	23	17	0	8	0	0	23	25
Orillia	54	24	8	6	6	0	68	30
Owen Sound	19	11	0	0	0	0	19	11
Pembroke	8	16	0	0	0	12	8	28
Petawawa	20	52	0	0	0	0	20	52
Port Hope	21	0	0	0	0	0	21	0
Prince Edward County	33	19	0	0	0	0	33	19
Saugeen Shores	30	0	6	0	0	0	36	0
Scugog	7	10	0	0	0	0	7	10
Stratford	51	0	0	0	20	0	71	0
Temiskaming Shores	4	6	0	0	0	0	4	6
The Nation	26	0	40	0	0	0	66	0
Tillsonburg	38	16	0	0	0	0	38	16
Timmins	6	2	0	0	10	0	16	2
Trent Hills	27	19	0	0	0	0	27	19
Wasaga Beach	42	43	16	0	0	0	58	43
West Grey	0	0	0	0	0	0	0	0
West Nipissing	5	9	0	0	0	0	5	9
Woodstock	4	78	0	0	0	0	4	78
Total Ontario (10,000+)	11,165	10,366	6,516	6,172	1,201	1,846	18,886	18,392

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	887	756	831	184	5	76	1,723	1,016
Brantford	310	464	18	172	3	153	331	789
Greater Sudbury	170	188	14	32	105	27	289	247
Guelph	410	576	425	373	226	192	1,061	1,141
Hamilton	2,013	1,652	1,028	400	228	2	3,269	2,054
Kingston	397	332	0	41	15	282	412	655
Kitchener	1,675	1,514	875	742	1,524	956	4,074	3,212
London	1,507	1,123	722	496	879	485	3,116	2,104
Oshawa	1,455	1,727	781	255	255	605	2,491	2,587
Ottawa	3,874	3,465	679	800	745	707	5,298	4,972
Peterborough	342	342	68	11	85	12	495	365
St. Catharines-Niagara	1,820	1,494	97	181	40	62	1,957	1,737
Thunder Bay	151	189	0	6	32	39	183	242
Toronto	17,379	15,583	18,981	23,862	2,667	2,842	39,027	42,287
Windsor	1,188	936	63	68	15	6	1,266	1,010
Centres 50,000 - 99,999								
Belleville	514	323	0	0	8	3	522	326
Chatham-Kent	119	118	0	0	0	0	119	118
Cornwall	173	102	12	18	32	30	217	150
Kawartha Lakes	305	211	0	1	0	0	305	212
Norfolk	317	268	15	7	70	0	402	275
North Bay	57	66	0	0	13	3	70	69
Sarnia	200	183	0	0	14	0	214	183
Sault Ste. Marie	67	72	0	1	32	85	99	158

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	55	42	0	0	0	8	55	50
Brighton	98	51	0	0	0	0	98	51
Brock	11	25	0	0	0	0	11	25
Brockville	48	32	0	12	4	4	52	48
Centre Wellington	258	24	132	0	0	24	390	48
Cobourg	78	51	0	0	0	0	78	51
Collingwood	157	103	105	140	45	6	307	249
Elliot Lake	1	0	0	0	0	0	1	0
Erin	37	13	0	0	0	3	37	16
Essex	45	18	0	0	0	0	45	18
Gravenhurst	48	32	0	0	0	0	48	32
Greater Napanee	40	27	0	0	0	4	40	31
Haldimand County	152	88	31	29	6	0	189	117
Hawkesbury	4	2	0	0	12	3	16	5
Huntsville	84	57	196	5	3	0	283	62
Ingersoll	94	41	4	6	0	0	98	47
Kenora	26	31	0	0	0	0	26	31
Kincardine	75	12	0	0	0	0	75	12
Lambton Shores	48	36	0	0	4	0	52	36
Leamington	194	97	0	0	4	0	198	97
Meaford	45	33	0	0	10	0	55	33
Midland	177	114	12	7	0	0	189	121
Mississippi Mills	125	106	0	0	0	1	125	107
North Grenville	150	161	0	0	0	0	150	161
North Perth	103	32	4	8	12	4	119	44
Orillia	166	110	108	16	106	0	380	126
Owen Sound	47	25	0	0	0	0	47	25
Pembroke	29	32	0	0	16	12	45	44
Petawawa	79	52	0	0	0	0	79	52
Port Hope	77	46	0	0	0	0	77	46
Prince Edward County	105	72	0	0	0	0	105	72
Saugeen Shores	130	24	6	0	16	0	152	24
Scugog	14	20	0	0	0	0	14	20
Stratford	176	60	66	4	20	0	262	64
Temiskaming Shores	28	10	0	0	0	0	28	10
The Nation	45	26	40	0	0	0	85	26
Tillsonburg	139	23	2	0	0	0	141	23
Timmins	13	17	0	0	10	8	23	25
Trent Hills	83	28	3	0	0	0	86	28
Wasaga Beach	220	135	16	34	0	0	236	169
West Grey	0	1	0	0	0	0	0	1
West Nipissing	30	28	0	0	0	0	30	28
Woodstock	284	108	6	0	106	0	396	108
Total Ontario (10,000+)	39,148	33,729	25,340	27,911	7,367	6,644	71,863	68,292

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Barrie	161	162	2	2	70	45	72	80	305	289	5.5
Brantford	90	62	6	6	17	7	7	153	120	228	-47.4
Greater Sudbury	68	59	8	10	22	0	66	10	164	79	107.6
Guelph	57	113	0	10	93	77	218	72	368	272	35.3
Hamilton	171	365	40	2	254	145	230	6	695	518	34.2
Kingston	72	90	2	6	10	19	44	265	128	380	-66.3
Kitchener	300	228	18	8	62	126	503	154	883	516	71.1
London	442	301	6	6	89	136	205	347	742	790	-6.1
Oshawa	327	399	6	8	79	138	2	8	414	553	-25.1
Ottawa	539	505	58	65	346	247	317	659	1,260	1,476	-14.6
Peterborough	84	56	0	0	25	0	0	0	109	56	94.6
St. Catharines-Niagara	272	261	16	64	42	56	34	44	364	425	-14.4
Thunder Bay	35	45	2	6	10	6	23	6	70	63	11.1
Toronto	2,561	2,093	286	174	816	746	5,725	3,986	9,388	6,999	34.1
Windsor	190	189	48	34	54	49	3	24	295	296	-0.3
Centres 50,000 - 99,999											
Belleville	104	63	16	4	41	6	3	0	164	73	124.7
Chatham-Kent	19	40	2	0	0	4	0	0	21	44	-52.3
Cornwall	14	31	2	5	0	0	18	39	34	75	-54.7
Kawartha Lakes	78	109	0	0	6	13	0	0	84	122	-31.1
Norfolk	58	49	6	0	4	4	70	0	138	53	160.4
North Bay	16	24	0	0	0	0	0	4	16	28	-42.9
Sarnia	54	56	4	0	0	0	0	0	58	56	3.6
Sault Ste. Marie	18	17	2	4	9	0	0	49	29	70	-58.6

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	10	8	8	2	0	5	0	0	18	15	20.0
Brighton	25	12	0	2	0	0	0	0	25	14	78.6
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Brockville	15	16	0	0	0	0	16	0	31	16	93.8
Centre Wellington	47	10	0	0	0	0	0	0	47	10	**
Cobourg	12	14	4	0	17	0	27	0	60	14	**
Collingwood	21	20	14	0	4	8	0	0	39	28	39.3
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	11	4	0	0	0	0	0	0	11	4	175.0
Essex	5	4	0	0	0	0	0	0	5	4	25.0
Gravenhurst	10	9	2	0	0	0	0	0	12	9	33.3
Greater Napanee	17	4	0	2	0	0	0	0	17	6	183.3
Haldimand County	32	34	0	12	0	10	24	0	56	56	0.0
Hawkesbury	0	0	0	0	0	0	0	0	0	0	n/a
Huntsville	17	14	2	0	0	0	12	0	31	14	121.4
Ingersoll	24	5	8	0	4	20	0	0	36	25	44.0
Kenora	4	11	0	0	0	0	0	0	4	11	-63.6
Kincardine	12	4	4	0	0	0	0	0	16	4	**
Lambton Shores	22	15	0	0	0	0	0	0	22	15	46.7
Leamington	33	26	8	4	4	0	0	0	45	30	50.0
Meaford	12	9	0	0	4	0	2	0	18	9	100.0
Midland	41	32	0	2	0	7	55	0	96	41	134.1
Mississippi Mills	21	16	6	0	0	0	0	0	27	16	68.8
North Grenville	37	28	10	4	4	0	0	0	51	32	59.4
North Perth	20	10	2	0	12	4	8	4	42	18	133.3
Orillia	56	28	0	0	11	6	0	0	67	34	97.1
Owen Sound	9	9	0	0	0	0	0	0	9	9	0.0
Pembroke	10	7	2	4	0	0	0	12	12	23	-47.8
Petawawa	17	14	0	0	3	6	0	0	20	20	0.0
Port Hope	16	11	0	0	0	0	0	0	16	11	45.5
Prince Edward County	26	20	0	2	0	3	0	0	26	25	4.0
Saugeen Shores	27	7	2	0	0	0	0	0	29	7	**
Scugog	3	6	0	0	0	0	0	0	3	6	-50.0
Stratford	24	0	8	0	0	0	0	0	32	0	n/a
Temiskaming Shores	5	6	0	0	0	0	0	0	5	6	-16.7
The Nation	10	16	0	0	0	0	0	0	10	16	-37.5
Tillsonburg	43	6	0	0	6	0	0	0	49	6	**
Timmins	3	3	0	0	0	0	0	0	3	3	0.0
Trent Hills	17	12	0	0	0	0	0	0	17	12	41.7
Wasaga Beach	60	32	2	8	5	8	0	0	67	48	39.6
West Grey	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	7	8	2	2	0	0	0	0	9	10	-10.0
Woodstock	57	20	4	0	3	51	0	0	64	71	-9.9
Total Ontario (10,000+)	6,571	5,829	618	458	2,126	1,952	7,684	5,922	16,999	14,161	20.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Barrie	633	507	12	4	100	176	212	320	957	1,007	-5.0
Brantford	243	297	16	8	136	78	7	211	402	594	-32.3
Greater Sudbury	162	141	32	28	33	33	132	25	359	227	58.1
Guelph	232	301	22	42	345	168	317	618	916	1,129	-18.9
Hamilton	806	1,192	98	106	673	957	498	467	2,075	2,722	-23.8
Kingston	274	300	8	22	76	49	271	273	629	644	-2.3
Kitchener	1,017	865	46	38	548	396	2,994	2,002	4,605	3,301	39.5
London	1,270	1,087	22	21	448	386	1,172	443	2,912	1,937	50.3
Oshawa	1,193	1,077	28	8	446	197	236	80	1,903	1,362	39.7
Ottawa	2,054	1,646	194	238	1,541	1,531	1,240	2,518	5,029	5,933	-15.2
Peterborough	273	298	2	2	55	12	0	19	330	331	-0.3
St. Catharines-Niagara	1,023	848	102	158	378	208	174	164	1,677	1,378	21.7
Thunder Bay	154	208	13	12	14	6	67	103	248	329	-24.6
Toronto	9,551	7,871	1,008	1,182	4,199	3,103	19,855	34,228	34,613	46,384	-25.4
Windsor	771	589	152	70	148	146	3	24	1,074	829	29.6
Centres 50,000 - 99,999											
Belleville	273	215	36	8	122	58	3	0	434	281	54.4
Chatham-Kent	93	99	20	4	0	23	0	0	113	126	-10.3
Cornwall	79	81	36	21	0	15	98	48	213	165	29.1
Kawartha Lakes	231	301	0	0	24	55	0	0	255	356	-28.4
Norfolk	235	185	24	10	26	22	70	6	355	223	59.2
North Bay	47	54	4	0	3	3	7	4	61	61	0.0
Sarnia	180	176	12	0	14	0	0	0	206	176	17.0
Sault Ste. Marie	67	79	10	8	16	25	0	53	93	165	-43.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	28	19	12	2	7	19	8	0	55	40	37.5
Brighton	70	48	0	10	0	0	0	0	70	58	20.7
Brock	12	7	0	0	0	0	0	0	12	7	71.4
Brockville	36	36	2	0	0	3	23	0	61	39	56.4
Centre Wellington	145	51	8	2	59	4	136	105	348	162	114.8
Cobourg	50	49	12	14	17	22	27	0	106	85	24.7
Collingwood	76	96	28	4	18	23	30	0	152	123	23.6
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	37	8	0	0	0	0	0	3	37	11	**
Essex	32	23	2	2	0	11	0	0	34	36	-5.6
Gravenhurst	42	27	4	2	0	4	0	6	46	39	17.9
Greater Napanee	31	42	4	6	4	8	0	0	39	56	-30.4
Haldimand County	72	69	4	14	11	17	24	0	111	100	11.0
Hawkesbury	0	0	2	0	3	0	0	3	5	3	66.7
Huntsville	72	47	2	0	5	0	13	16	92	63	46.0
Ingersoll	69	21	12	2	29	20	0	0	110	43	155.8
Kenora	40	25	0	0	0	0	7	0	47	25	88.0
Kincardine	54	14	4	0	22	24	0	4	80	42	90.5
Lambton Shores	40	26	0	0	0	0	0	0	40	26	53.8
Leamington	136	67	20	10	22	0	0	0	178	77	131.2
Meaford	32	12	0	0	16	0	2	0	50	12	**
Midland	130	86	6	4	9	11	55	0	200	101	98.0
Mississippi Mills	97	47	28	2	60	0	1	1	186	50	**
North Grenville	79	95	16	8	24	10	0	12	119	125	-4.8
North Perth	67	27	6	0	16	44	20	4	109	75	45.3
Orillia	121	78	0	0	38	29	0	0	159	107	48.6
Owen Sound	41	22	0	0	4	0	0	0	45	22	104.5
Pembroke	30	19	2	6	0	0	0	12	32	37	-13.5
Petawawa	74	28	2	0	6	6	0	0	82	34	141.2
Port Hope	56	54	0	0	0	4	0	0	56	58	-3.4
Prince Edward County	89	67	0	12	0	3	0	0	89	82	8.5
Saugeen Shores	80	26	6	0	22	14	16	0	124	40	**
Scugog	23	19	0	0	0	0	0	0	23	19	21.1
Stratford	88	7	8	0	45	23	2	10	143	40	**
Temiskaming Shores	28	12	0	0	0	0	0	0	28	12	133.3
The Nation	27	30	4	4	7	12	0	1	38	47	-19.1
Tillsonburg	109	27	2	0	6	3	0	0	117	30	**
Timmins	15	19	0	0	0	0	8	44	23	63	-63.5
Trent Hills	68	23	0	0	0	11	0	0	68	34	100.0
Wasaga Beach	148	107	12	22	37	62	0	0	197	191	3.1
West Grey	0	9	0	0	0	0	0	0	0	9	-100.0
West Nipissing	30	15	6	6	0	0	0	0	36	21	71.4
Woodstock	252	93	16	6	15	51	12	0	295	150	96.7
Total Ontario (10,000+)	23,588	20,014	2,127	2,128	9,847	8,085	27,740	41,827	63,302	72,054	-12.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Barrie	70	39	0	6	72	0	0	80
Brantford	17	7	0	0	4	0	3	153
Greater Sudbury	10	0	12	0	0	0	66	10
Guelph	93	77	0	0	218	72	0	0
Hamilton	254	145	0	0	11	2	219	4
Kingston	10	16	0	3	41	115	3	150
Kitchener	62	115	0	11	44	142	459	12
London	89	128	0	8	0	0	205	347
Oshawa	79	138	0	0	0	0	2	8
Ottawa	334	247	12	0	78	346	239	313
Peterborough	25	0	0	0	0	0	0	0
St. Catharines-Niagara	42	56	0	0	31	44	3	0
Thunder Bay	10	6	0	0	0	0	23	6
Toronto	798	746	18	0	5,336	3,964	389	22
Windsor	54	49	0	0	0	0	3	24
Centres 50,000 - 99,999								
Belleville	41	6	0	0	0	0	3	0
Chatham-Kent	0	4	0	0	0	0	0	0
Cornwall	0	0	0	0	8	8	10	31
Kawartha Lakes	6	13	0	0	0	0	0	0
Norfolk	4	4	0	0	0	0	70	0
North Bay	0	0	0	0	0	0	0	4
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	9	0	0	0	0	49

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 10,000 - 49,999								
Bracebridge	0	5	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	12	0	4	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	17	0	0	0	0	0	27	0
Collingwood	4	8	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	10	0	0	24	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	0	0	0	0	12	0	0	0
Ingersoll	4	20	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	0	0	0	0	0	0	0
Meaford	0	0	4	0	0	0	2	0
Midland	0	7	0	0	0	0	55	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville	4	0	0	0	0	0	0	0
North Perth	12	4	0	0	0	0	8	4
Orillia	11	6	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	12
Petawawa	3	6	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	3	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	6	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	5	8	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	3	51	0	0	0	0	0	0
Total Ontario (10,000+)	2,071	1,924	55	28	5,891	4,693	1,793	1,229

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	90	164	10	12	136	184	76	136
Brantford	136	75	0	3	4	0	3	211
Greater Sudbury	14	7	19	26	2	0	130	25
Guelph	345	168	0	0	240	595	77	23
Hamilton	659	921	14	36	33	303	465	164
Kingston	68	46	8	3	41	119	230	154
Kitchener	548	377	0	19	1,499	553	1,495	1,449
London	323	336	125	50	214	32	958	411
Oshawa	446	197	0	0	0	0	236	80
Ottawa	1,523	1,528	18	3	717	1,944	523	574
Peterborough	55	12	0	0	0	0	0	19
St. Catharines-Niagara	353	196	25	12	31	72	143	92
Thunder Bay	14	6	0	0	0	79	51	24
Toronto	4,118	3,099	81	4	17,552	32,838	2,303	1,390
Windsor	148	146	0	0	0	0	3	24
Centres 50,000 - 99,999								
Belleville	117	58	5	0	0	0	3	0
Chatham-Kent	0	23	0	0	0	0	0	0
Cornwall	0	0	0	15	62	8	36	40
Kawartha Lakes	24	55	0	0	0	0	0	0
Norfolk	26	22	0	0	0	0	70	6
North Bay	3	3	0	0	0	0	7	4
Sarnia	14	0	0	0	0	0	0	0
Sault Ste. Marie	3	10	13	15	0	0	0	53

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	7	19	0	0	0	0	8	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	3	0	0	15	0	8	0
Centre Wellington	59	4	0	0	112	49	24	56
Cobourg	17	22	0	0	0	0	27	0
Collingwood	18	23	0	0	30	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	3
Essex	0	11	0	0	0	0	0	0
Gravenhurst	0	4	0	0	0	0	0	6
Greater Napanee	0	0	4	8	0	0	0	0
Haldimand County	11	17	0	0	24	0	0	0
Hawkesbury	0	0	3	0	0	0	0	3
Huntsville	5	0	0	0	13	0	0	16
Ingersoll	29	20	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	7	0
Kincardine	22	24	0	0	0	4	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	22	0	0	0	0	0	0	0
Meaford	12	0	4	0	0	0	2	0
Midland	9	11	0	0	0	0	55	0
Mississippi Mills	60	0	0	0	1	0	0	1
North Grenville	24	10	0	0	0	12	0	0
North Perth	16	44	0	0	8	0	12	4
Orillia	38	29	0	0	0	0	0	0
Owen Sound	4	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	12
Petawawa	6	6	0	0	0	0	0	0
Port Hope	0	4	0	0	0	0	0	0
Prince Edward County	0	3	0	0	0	0	0	0
Saugeen Shores	22	14	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	45	23	0	0	2	4	0	6
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	12	0	0	0	1	0	0
Tillsonburg	6	3	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	8	44
Trent Hills	0	0	0	11	0	0	0	0
Wasaga Beach	37	62	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	15	51	0	0	12	0	0	0
Total Ontario (10,000+)	9,518	7,868	329	217	20,748	36,797	6,976	5,030

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Barrie	182	195	121	8	2	86	305	289
Brantford	111	74	4	0	5	154	120	228
Greater Sudbury	76	67	10	0	78	12	164	79
Guelph	94	165	274	107	0	0	368	272
Hamilton	456	499	20	15	219	4	695	518
Kingston	84	110	41	115	3	155	128	380
Kitchener	352	329	72	164	459	23	883	516
London	446	315	84	120	212	355	742	790
Oshawa	368	506	44	39	2	8	414	553
Ottawa	915	800	90	346	255	330	1,260	1,476
Peterborough	94	56	15	0	0	0	109	56
St. Catharines-Niagara	300	358	57	66	7	1	364	425
Thunder Bay	41	53	6	0	23	10	70	63
Toronto	3,474	2,802	5,505	4,175	409	22	9,388	6,999
Windsor	285	266	7	4	3	26	295	296
Centres 50,000 - 99,999								
Belleville	161	73	0	0	3	0	164	73
Chatham-Kent	21	44	0	0	0	0	21	44
Cornwall	16	33	8	8	10	34	34	75
Kawartha Lakes	84	122	0	0	0	0	84	122
Norfolk	68	51	0	2	70	0	138	53
North Bay	16	24	0	0	0	4	16	28
Sarnia	58	56	0	0	0	0	58	56
Sault Ste. Marie	20	21	0	0	9	49	29	70

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 10,000 - 49,999								
Bracebridge	18	15	0	0	0	0	18	15
Brighton	25	14	0	0	0	0	25	14
Brock	3	2	0	0	0	0	3	2
Brockville	15	16	12	0	4	0	31	16
Centre Wellington	47	10	0	0	0	0	47	10
Cobourg	33	14	0	0	27	0	60	14
Collingwood	35	28	4	0	0	0	39	28
Elliot Lake	0	0	0	0	0	0	0	0
Erin	11	4	0	0	0	0	11	4
Essex	5	4	0	0	0	0	5	4
Gravenhurst	12	9	0	0	0	0	12	9
Greater Napanee	17	6	0	0	0	0	17	6
Haldimand County	32	56	24	0	0	0	56	56
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	19	14	12	0	0	0	31	14
Ingersoll	32	25	4	0	0	0	36	25
Kenora	4	11	0	0	0	0	4	11
Kincardine	16	4	0	0	0	0	16	4
Lambton Shores	22	15	0	0	0	0	22	15
Leamington	45	30	0	0	0	0	45	30
Meaford	12	9	0	0	6	0	18	9
Midland	41	34	0	7	55	0	96	41
Mississippi Mills	27	16	0	0	0	0	27	16
North Grenville	51	32	0	0	0	0	51	32
North Perth	34	14	0	0	8	4	42	18
Orillia	56	34	11	0	0	0	67	34
Owen Sound	9	9	0	0	0	0	9	9
Pembroke	12	11	0	0	0	12	12	23
Petawawa	20	20	0	0	0	0	20	20
Port Hope	16	11	0	0	0	0	16	11
Prince Edward County	26	25	0	0	0	0	26	25
Saugeen Shores	29	7	0	0	0	0	29	7
Scugog	3	6	0	0	0	0	3	6
Stratford	32	0	0	0	0	0	32	0
Temiskaming Shores	5	6	0	0	0	0	5	6
The Nation	10	16	0	0	0	0	10	16
Tillsonburg	48	6	1	0	0	0	49	6
Timmins	3	3	0	0	0	0	3	3
Trent Hills	17	12	0	0	0	0	17	12
Wasaga Beach	67	40	0	8	0	0	67	48
West Grey	0	0	0	0	0	0	0	0
West Nipissing	9	10	0	0	0	0	9	10
Woodstock	64	48	0	23	0	0	64	71
Total Ontario (10,000+)	8,704	7,665	6,426	5,207	1,869	1,289	16,999	14,161

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	680	610	185	249	92	148	957	1,007
Brantford	381	343	16	36	5	215	402	594
Greater Sudbury	196	170	14	0	149	57	359	227
Guelph	443	445	396	661	77	23	916	1,129
Hamilton	1,543	2,004	53	516	479	202	2,075	2,722
Kingston	350	370	41	115	238	159	629	644
Kitchener	1,451	1,163	1,659	669	1,495	1,469	4,605	3,301
London	1,325	1,065	492	411	1,095	461	2,912	1,937
Oshawa	1,457	1,229	210	52	236	81	1,903	1,362
Ottawa	3,703	3,351	748	1,945	578	637	5,029	5,933
Peterborough	304	310	26	0	0	21	330	331
St. Catharines-Niagara	1,333	1,119	154	144	190	115	1,677	1,378
Thunder Bay	172	220	6	79	54	30	248	329
Toronto	13,540	11,590	18,683	33,398	2,386	1,396	34,613	46,384
Windsor	1,053	766	16	37	5	26	1,074	829
Centres 50,000 - 99,999								
Belleville	426	281	0	0	8	0	434	281
Chatham-Kent	113	126	0	0	0	0	113	126
Cornwall	103	97	62	8	48	60	213	165
Kawartha Lakes	254	356	1	0	0	0	255	356
Norfolk	281	210	4	7	70	6	355	223
North Bay	54	57	0	0	7	4	61	61
Sarnia	206	176	0	0	0	0	206	176
Sault Ste. Marie	78	94	0	1	15	70	93	165

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	47	40	0	0	8	0	55	40
Brighton	70	58	0	0	0	0	70	58
Brock	12	7	0	0	0	0	12	7
Brockville	41	39	12	0	8	0	61	39
Centre Wellington	185	57	139	49	24	56	348	162
Cobourg	79	71	0	14	27	0	106	85
Collingwood	104	106	48	15	0	2	152	123
Elliot Lake	1	0	0	0	0	0	1	0
Erin	37	8	0	0	0	3	37	11
Essex	34	36	0	0	0	0	34	36
Gravenhurst	46	29	0	4	0	6	46	39
Greater Napanee	35	48	0	0	4	8	39	56
Haldimand County	82	100	29	0	0	0	111	100
Hawkesbury	2	0	0	0	3	3	5	3
Huntsville	75	47	17	0	0	16	92	63
Ingersoll	100	43	10	0	0	0	110	43
Kenora	40	25	0	0	7	0	47	25
Kincardine	80	35	0	7	0	0	80	42
Lambton Shores	40	26	0	0	0	0	40	26
Leamington	178	77	0	0	0	0	178	77
Meaford	44	12	0	0	6	0	50	12
Midland	145	94	0	7	55	0	200	101
Mississippi Mills	186	49	0	0	0	1	186	50
North Grenville	119	113	0	12	0	0	119	125
North Perth	85	71	12	0	12	4	109	75
Orillia	136	95	23	12	0	0	159	107
Owen Sound	41	22	4	0	0	0	45	22
Pembroke	32	25	0	0	0	12	32	37
Petawawa	82	34	0	0	0	0	82	34
Port Hope	56	58	0	0	0	0	56	58
Prince Edward County	89	82	0	0	0	0	89	82
Saugeen Shores	108	40	0	0	16	0	124	40
Scugog	23	19	0	0	0	0	23	19
Stratford	143	26	0	8	0	6	143	40
Temiskaming Shores	28	12	0	0	0	0	28	12
The Nation	38	47	0	0	0	0	38	47
Tillsonburg	116	30	1	0	0	0	117	30
Timmins	15	19	0	0	8	44	23	63
Trent Hills	68	23	0	0	0	11	68	34
Wasaga Beach	171	159	26	32	0	0	197	191
West Grey	0	9	0	0	0	0	0	9
West Nipissing	36	21	0	0	0	0	36	21
Woodstock	283	127	12	23	0	0	295	150
Total Ontario (10,000+)	32,778	28,191	23,099	38,511	7,405	5,352	63,302	72,054

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q4 2016	0	0.0	0	0.0	32	38.1	43	51.2	9	10.7	84	328,700	331,610
Q4 2015	0	0.0	1	2.0	29	56.9	19	37.3	2	3.9	51	270,900	295,655
Year-to-date 2016	0	0.0	3	1.3	85	37.3	126	55.3	14	6.1	228	305,500	319,836
Year-to-date 2015	0	0.0	2	1.1	90	50.8	82	46.3	3	1.7	177	295,900	301,032
Chatham-Kent													
Q4 2016	0	0.0	1	11.1	5	55.6	2	22.2	1	11.1	9	289,000	324,556
Q4 2015	0	0.0	1	3.8	10	38.5	13	50.0	2	7.7	26	329,000	340,635
Year-to-date 2016	0	0.0	2	3.8	25	47.2	23	43.4	3	5.7	53	299,000	337,298
Year-to-date 2015	0	0.0	2	3.0	28	41.8	34	50.7	3	4.5	67	329,000	340,364
Cornwall													
Q4 2016	0	0.0	0	0.0	5	83.3	1	16.7	0	0.0	6	297,900	301,874
Q4 2015	0	0.0	0	0.0	6	40.0	9	60.0	0	0.0	15	310,275	326,005
Year-to-date 2016	0	0.0	0	0.0	21	60.0	14	40.0	0	0.0	35	299,273	305,025
Year-to-date 2015	0	0.0	2	5.1	22	56.4	14	35.9	1	2.6	39	275,000	300,987
Kawartha Lakes													
Q4 2016	1	1.8	1	1.8	16	28.1	38	66.7	1	1.8	57	316,000	322,469
Q4 2015	3	6.0	5	10.0	18	36.0	23	46.0	1	2.0	50	295,000	291,565
Year-to-date 2016	7	4.7	8	5.3	54	36.0	77	51.3	4	2.7	150	305,000	303,521
Year-to-date 2015	3	1.9	14	8.6	67	41.4	77	47.5	1	0.6	162	295,000	298,076
Norfolk													
Q4 2016	3	4.8	3	4.8	26	41.3	29	46.0	2	3.2	63	298,000	324,249
Q4 2015	0	0.0	0	0.0	11	20.8	38	71.7	4	7.5	53	354,900	365,837
Year-to-date 2016	7	3.0	3	1.3	66	28.4	139	59.9	17	7.3	232	354,900	353,144
Year-to-date 2015	0	0.0	0	0.0	62	31.6	123	62.8	11	5.6	196	348,450	351,397
North Bay													
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2015	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	415,500	397,100
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	100.0	0	0.0	8	372,905	382,326
Year-to-date 2015	0	0.0	0	0.0	1	5.9	14	82.4	2	11.8	17	359,900	381,418
Sarnia													
Q4 2016	1	3.0	6	18.2	4	12.1	20	60.6	2	6.1	33	398,900	360,442
Q4 2015	1	2.1	6	12.5	9	18.8	30	62.5	2	4.2	48	339,950	344,029
Year-to-date 2016	3	2.2	15	10.9	12	8.7	101	73.2	7	5.1	138	399,400	377,612
Year-to-date 2015	4	2.8	14	9.9	36	25.4	83	58.5	5	3.5	142	326,400	331,612
Sault Ste. Marie													
Q4 2016	0	0.0	0	0.0	5	62.5	3	37.5	0	0.0	8	297,400	337,300
Q4 2015	0	0.0	0	0.0	6	66.7	1	11.1	2	22.2	9	275,000	335,500
Year-to-date 2016	0	0.0	0	0.0	11	35.5	17	54.8	3	9.7	31	399,000	379,011
Year-to-date 2015	0	0.0	0	0.0	16	51.6	10	32.3	5	16.1	31	299,000	362,006
Barrie CMA													
Q4 2016	0	0.0	0	0.0	3	2.1	53	37.6	85	60.3	141	540,325	556,881
Q4 2015	0	0.0	0	0.0	0	0.0	98	66.7	49	33.3	147	444,124	494,729
Year-to-date 2016	0	0.0	0	0.0	10	1.8	248	45.8	284	52.4	542	514,945	548,074
Year-to-date 2015	0	0.0	0	0.0	2	0.4	282	63.2	162	36.3	446	452,714	496,970

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q4 2016	2	2.3	0	0.0	9	10.5	39	45.3	36	41.9	86	453,470	462,838
Q4 2015	0	0.0	0	0.0	2	4.3	35	74.5	10	21.3	47	425,000	443,489
Year-to-date 2016	2	0.8	0	0.0	24	9.4	147	57.9	81	31.9	254	409,500	447,917
Year-to-date 2015	1	0.4	1	0.4	27	9.5	184	64.6	72	25.3	285	425,000	443,406
Greater Sudbury CMA													
Q4 2016	0	0.0	0	0.0	0	0.0	11	52.4	10	47.6	21	489,900	521,057
Q4 2015	0	0.0	0	0.0	0	0.0	14	70.0	6	30.0	20	444,900	462,840
Year-to-date 2016	0	0.0	0	0.0	0	0.0	45	59.2	31	40.8	76	479,900	493,837
Year-to-date 2015	0	0.0	0	0.0	2	2.8	52	73.2	17	23.9	71	429,900	448,731
Guelph CMA													
Q4 2016	0	0.0	0	0.0	0	0.0	7	13.7	44	86.3	51	608,372	715,134
Q4 2015	0	0.0	0	0.0	0	0.0	51	52.0	47	48.0	98	494,638	523,181
Year-to-date 2016	0	0.0	0	0.0	0	0.0	39	19.1	165	80.9	204	578,636	658,692
Year-to-date 2015	0	0.0	0	0.0	2	0.7	128	47.9	137	51.3	267	500,000	537,558
Hamilton CMA													
Q4 2016	0	0.0	0	0.0	7	4.2	89	53.6	70	42.2	166	484,450	590,332
Q4 2015	0	0.0	0	0.0	1	0.3	202	59.6	136	40.1	339	489,900	570,470
Year-to-date 2016	0	0.0	0	0.0	49	5.8	499	59.0	298	35.2	846	469,500	552,712
Year-to-date 2015	1	0.1	0	0.0	22	1.9	652	57.1	467	40.9	1,142	489,000	569,843
Kingston CMA													
Q4 2016	0	0.0	0	0.0	10	16.1	47	75.8	5	8.1	62	364,300	372,931
Q4 2015	0	0.0	0	0.0	17	30.9	38	69.1	0	0.0	55	320,000	335,149
Year-to-date 2016	0	0.0	0	0.0	28	13.0	174	80.9	13	6.0	215	345,000	364,678
Year-to-date 2015	0	0.0	0	0.0	62	33.2	117	62.6	8	4.3	187	312,000	334,327
Kitchener CMA													
Q4 2016	1	0.3	0	0.0	2	0.7	175	59.3	117	39.7	295	450,000	475,846
Q4 2015	0	0.0	0	0.0	0	0.0	146	62.9	86	37.1	232	450,000	485,574
Year-to-date 2016	1	0.1	0	0.0	2	0.2	587	57.9	424	41.8	1,014	452,990	493,703
Year-to-date 2015	0	0.0	0	0.0	4	0.4	630	70.1	265	29.5	899	429,990	471,087
London CMA													
Q4 2016	1	0.3	2	0.5	42	10.9	250	64.6	92	23.8	387	415,500	440,385
Q4 2015	1	0.4	6	2.6	54	23.4	140	60.6	30	13.0	231	379,000	386,367
Year-to-date 2016	3	0.2	7	0.6	190	15.3	784	63.3	254	20.5	1,238	389,900	422,901
Year-to-date 2015	3	0.3	10	1.1	201	21.5	571	61.1	150	16.0	935	379,900	400,794
Oshawa CMA													
Q4 2016	0	0.0	0	0.0	0	0.0	113	35.4	206	64.6	319	544,000	585,144
Q4 2015	0	0.0	0	0.0	5	1.3	184	46.9	203	51.8	392	505,000	518,131
Year-to-date 2016	0	0.0	0	0.0	3	0.3	505	43.6	650	56.1	1,158	517,750	541,093
Year-to-date 2015	0	0.0	0	0.0	11	1.0	576	53.9	481	45.0	1,068	485,000	498,461
Ottawa CMA													
Q4 2016	0	0.0	0	0.0	2	0.4	248	53.8	211	45.8	461	486,500	518,231
Q4 2015	0	0.0	0	0.0	2	0.5	256	62.3	153	37.2	411	466,990	498,142
Year-to-date 2016	1	0.1	0	0.0	5	0.3	963	55.5	767	44.2	1,736	484,990	513,015
Year-to-date 2015	0	0.0	0	0.0	2	0.1	798	59.2	549	40.7	1,349	472,900	501,498

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q4 2016	2	2.9	4	5.7	37	52.9	26	37.1	1	1.4	70	266,500	292,530
Q4 2015	0	0.0	1	2.0	16	32.7	30	61.2	2	4.1	49	318,000	333,241
Year-to-date 2016	5	2.4	19	9.0	109	51.7	68	32.2	10	4.7	211	267,000	299,742
Year-to-date 2015	0	0.0	2	1.0	54	28.3	128	67.0	7	3.7	191	323,900	336,417
St. Catharines-Niagara CMA													
Q4 2016	0	0.0	0	0.0	8	3.0	158	59.2	101	37.8	267	459,900	563,299
Q4 2015	1	0.4	1	0.4	35	14.1	164	66.1	47	19.0	248	399,450	431,135
Year-to-date 2016	1	0.1	1	0.1	71	7.1	712	70.7	222	22.0	1,007	410,500	465,007
Year-to-date 2015	5	0.6	4	0.5	111	13.8	539	67.2	143	17.8	802	399,000	424,326
Thunder Bay CMA													
Q4 2016	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	409,900	432,343
Q4 2015	0	0.0	0	0.0	1	5.6	14	77.8	3	16.7	18	389,900	419,622
Year-to-date 2016	0	0.0	0	0.0	1	2.6	31	81.6	6	15.8	38	399,900	428,255
Year-to-date 2015	0	0.0	0	0.0	3	3.9	64	84.2	9	11.8	76	389,900	410,668
Toronto CMA													
Q4 2016	1	0.0	0	0.0	4	0.2	204	8.3	2,255	91.5	2,464	750,945	1,024,945
Q4 2015	0	0.0	0	0.0	7	0.4	158	8.0	1,807	91.6	1,972	797,990	1,053,274
Year-to-date 2016	3	0.0	0	0.0	11	0.1	753	8.1	8,554	91.8	9,321	749,900	975,947
Year-to-date 2015	2	0.0	0	0.0	15	0.2	1,149	15.2	6,399	84.6	7,565	724,990	951,413
Windsor CMA													
Q4 2016	1	0.5	2	1.0	26	13.5	126	65.6	37	19.3	192	399,971	460,237
Q4 2015	1	0.6	2	1.1	47	26.9	104	59.4	21	12.0	175	351,691	386,796
Year-to-date 2016	1	0.1	6	0.8	166	22.6	440	59.9	122	16.6	735	382,568	414,695
Year-to-date 2015	1	0.2	2	0.4	150	29.0	283	54.6	82	15.8	518	367,476	403,489
Total Urban Centres in Ontario (50,000+)													
Q4 2016	13	0.2	19	0.4	243	4.6	1,688	32.2	3,286	62.6	5,249	569,990	742,417
Q4 2015	7	0.1	23	0.5	276	5.9	1,770	37.7	2,613	55.7	4,689	539,000	711,182
Year-to-date 2016	34	0.2	64	0.3	943	4.8	6,500	33.4	11,929	61.3	19,470	569,990	714,706
Year-to-date 2015	20	0.1	53	0.3	990	6.0	6,590	39.6	8,979	54.0	16,632	520,900	682,769

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ontario

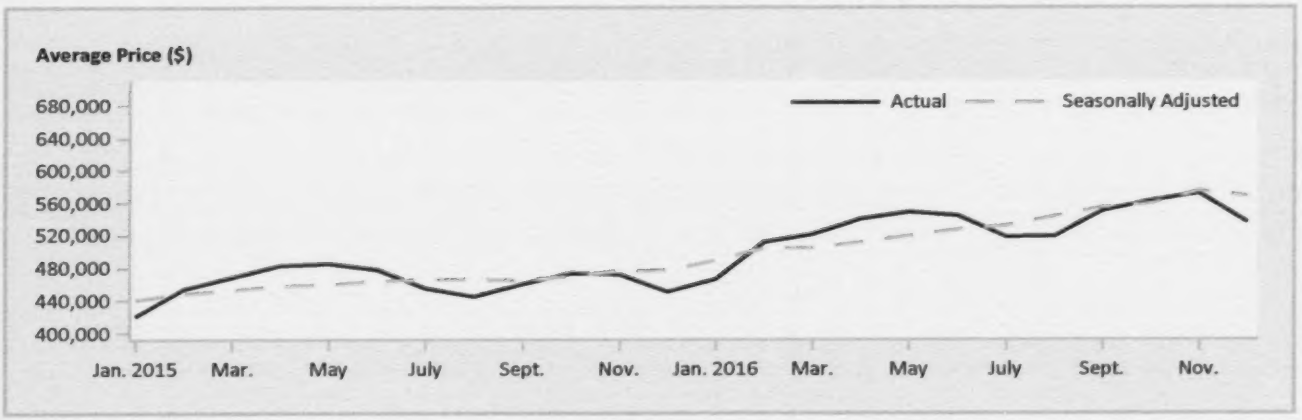


Figure 5.2: MLS® Residential Sales for Ontario

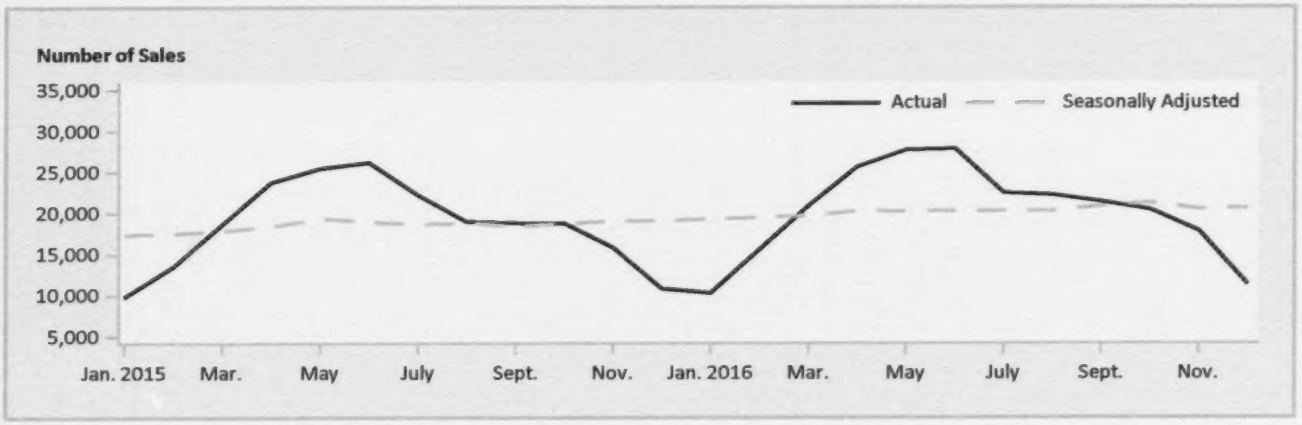
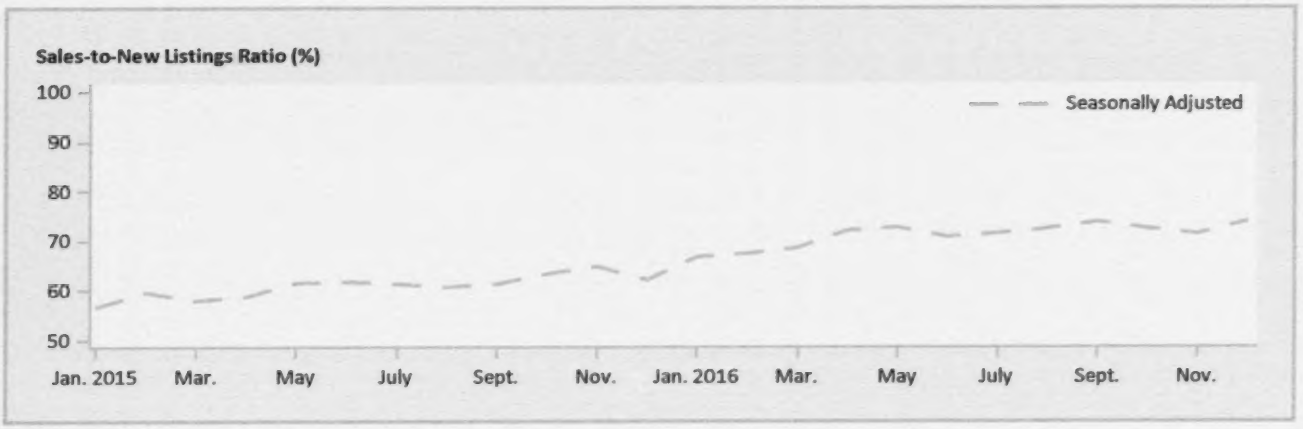


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ontario



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Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Ontario Region
Fourth Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2015	January - March	568	3.0	4.8	6,896.4	6.9	10,081	122.8	920	67,906,024	79.20
	April - June	561	2.9	4.6	6,919.3	6.6	29,268	109.5	933	72,763,814	81.10
	July - September	561	2.9	4.6	6,931.3	6.7	42,444	89.6	949	73,731,934	75.79
	October - December	561	3.1	4.6	6,946.9	6.8	11,829	96.2	950	74,923,222	74.50
2016	January - March	561	3.1	4.6	6,983.1	6.8	39,402	97.7	959	74,203,256	74.03
	April - June	561	3.1	4.6	6,998.3	6.7	47,728	102.7	958	76,486,106	77.77
	July - September	565	3.1	4.7	6,979.0	6.6	65,644	101.7	960	74,440,255	76.36
	October - December	561	3.1	4.6	7,034.3	6.4		101.7	956		74.50

Table 6.1: Growth[(1)] of Economic Indicators for Ontario Region
Fourth Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	0.5	-0.6	-38.8	16.0	2.1	1.5	-12.2
	April - June	-1.5	-0.3	-0.2	0.8	-0.7	4.9	10.9	3.3	-0.9	-12.2
	July - September	-1.5	-0.3	-0.2	0.7	-0.6	21.3	-13.8	4.4	3.2	-16.7
	October - December	-1.5	-0.1	-0.2	0.6	-0.1	**	-14.7	3.8	3.3	-14.8
2016	January - March	-1.2	0.2	-0.1	1.3	-0.1	**	-20.4	4.3	9.3	-6.5
	April - June	0.0	0.3	0.0	1.1	0.0	63.1	-6.2	2.7	5.1	-4.1
	July - September	0.7	0.3	0.1	0.7	-0.2	54.7	13.6	1.2	1.0	0.7
	October - December	0.0	0.1	0.0	1.3	-0.4		5.6	0.7		0.0

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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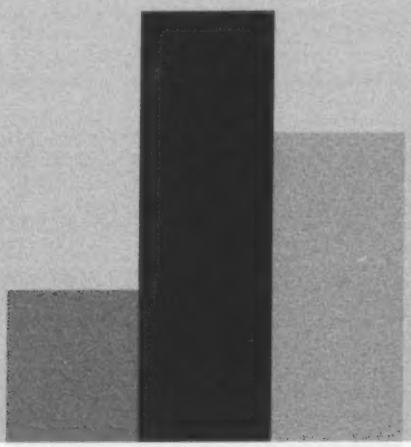

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